



GCCC Project Update

December 2010 Project Status Report

- **Construction Progress.** Neeser Construction, Inc. (NCI) is 80% complete and on schedule.

Support/Visitation: NCI is completing finish work throughout the building. Focus continues on completing mechanical and electrical room work. SV1 electrical trim and ceiling tiles are 98% complete. Vocational Education and Laundry area chain link fencing was completed. SV2 kitchen equipment is being installed and is about 90% complete. Central Plant chiller lines were flushed and the snow melt system heat exchange installation is underway. SV3 Special Management Unit (SMU) correctional grade lights were installed. Cell furniture, toilet/sink combi-unit, door installation, and security camera wiring continues. Digital law kiosk CMU walls were installed. SV4 floor surfaces were prepared for flooring installation.

Outside Administration: Finish work and touch-up painting continues. The majority of the security electric head end equipment was installed with final connections in process. The security electronics UPS system was installed.

Warehouse: Electrical and mechanical finish work was performed. Freezer/cooler curtain doors were installed. The refrigeration system is operational. Concrete floors were sealed. Initial functional testing began on all systems.

Vehicle Maintenance: Fire alarm installation continues. The floors were prepared for sealer.

General Housing: Crews continue to sequentially work south to north in the five housing units. Most CMU and poured in place (PIP) walls are complete. Exceptions include phone kiosks and a few other miscellaneous areas. H1 gypsum wall board is being installed in circulation office areas and both light monitor wells. Painting began on cell fronts, stairs and handrails. H2 metal siding was installed in the light monitor wells. Cell front installation is underway. H3 framing continues for soffits, ceilings and office areas. Plumbing, electrical and fire protection rough-in are progressing. Recreation mechanical electrical rough-in continues. H4 metal decking and stairs are complete with the handrails in progress. H5 central area mezzanine PIP walls and CMU work is finished. The light monitors were enclosed and roofing is complete, except the parapets.

Sitework: Vehicle and pedestrian pathways were snow-plowed and sanded.

Infrastructure/Transition: Integration planning was done between the Department of Administration and Matanuska Telephone Association. A plan was solidified for initial radio and telephone roll-outs. The State FY12 budget was released. DOC will begin initial inmate occupancy in early 2012. Full scale ramp up is now planned for FY13.

- **The daily average NCI construction crew count for the month of December was 215, down about 10% from November.** The reduction represents decreased work areas in the initial four buildings.



Left:
Assembly of snow melt system in the Central Plant, December 14, 2010.



Above: Installation of solid surface counter tops in the Medical Lab, Support/Visitation, December 10, 2010.

Upcoming Activities in January 2011

- Support/Visitation – Continue interior finishes.
- Outside Administration – Continue terminating security electronics and backbone data/com.
- Warehouse – Complete final finish items. Work on commissioning punch list.
- Vehicle Maintenance – Test and balance mechanical system. Start commissioning.
- General Housing – Complete all CMU block work.
- Water/Wastewater Facility– Continue interior floor slab construction, wall framing, and rough-in plumbing and electrical. Continue well house electrical installation and well field manifold piping.
- Kick-off initial radio and telephone procurements.

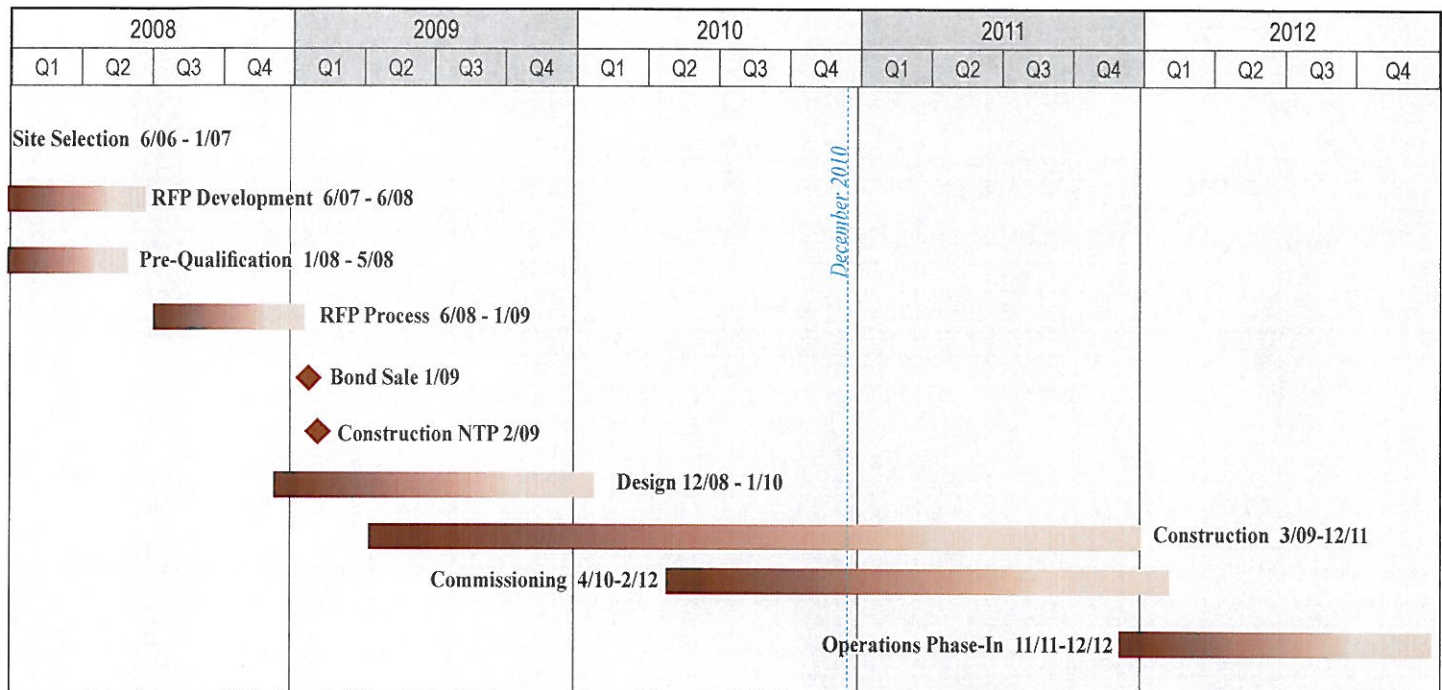
Visit the GCCC project online: <http://ww1.matsugov.us/prison>

RISE

GCCC Budget as of December 31, 2010

Note: Monetary values are in thousands and are rounded up.	BUDGET	SPENT	COMMITTED	FORECAST AT COMPLETION
Prison Construction	\$228,059	\$168,435	\$227,684	\$228,059
Management	\$7,747	\$5,186	\$7,705	\$7,747
Project Administration & Legal	\$1,627	\$586	\$1,148	\$1,627
Project Contingency	\$2,640	\$0	\$0	\$2,640
Total Project Cost	\$240,073	\$174,206	\$236,537	\$240,073

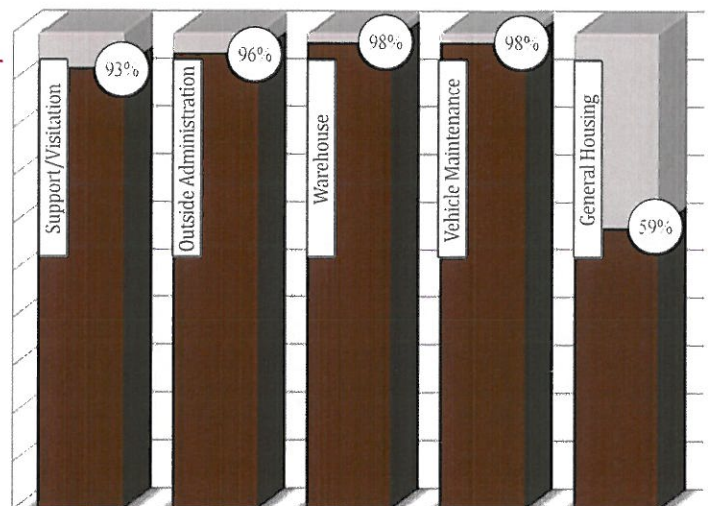
GCCC Schedule



Goose Creek Correctional Center Progress

Work Complete
 Work Remaining

This graph presents the completion status of the five Goose Creek Correctional Center buildings through December 31, 2010. In accordance with their baseline schedule, NCI started construction of four of the five buildings in 2009, with construction of the General Housing building starting in April 2010.



December 2010 Status Report

Water/Wastewater Facility Infrastructure Project Update

Valley Utilities LLC is designing, constructing and partially financing the Water/Wastewater Facility. Construction of the four major elements: well field, pipeline, water plant, and wastewater plant are well underway with much of the first two segments complete. Interior finishes and electrical are progressing at the well house. Insulated metal siding was installed for the wastewater treatment building. The parapet cap is in progress. Insulated metal siding and roof were installed for the water treatment building; the parapet cap, interior wall framing, mechanical and electrical rough-in are in progress. RISE reconciled the VU cost proposal with an independent cost estimate and a lump sum contract amendment was executed. Permanent financing of the Wastewater component was completed. The financing package was structured to shift ownership to the State and resulted in a 200 basis point interest rate savings. The project is about 43% complete and on schedule. Completion of the water plant is being moved forward to provide fire service capacity to GCCC. Flexibility was provided to the start date of the sewer plant to allow for reduced costs during the initial GCCC start-up phase.

Water/Wastewater Facility Schedule



Water/Wastewater Facility Budget as of December 31, 2010

<i>Note: Monetary values are in thousands and are rounded up.</i>	BUDGET	SPENT	COMMITTED	FORECAST AT COMPLETION
Construction	\$18,152	\$7,014	\$18,152	\$18,152
Design & Engineering	\$980	\$949	\$980	\$980
Other Soft Costs	\$1,581	\$703	\$1,581	\$1,581
Financing Costs	\$662	\$155	\$662	\$662
Pre-payment Water & Sludge Fees	\$497	\$0	\$497	\$497
Total Project Cost	\$21,872	\$8,821	\$21,872	\$21,872



Left: Siding installation on the Water Treatment Building west elevation, December 3, 2010. Center: Installation of under-slab electrical conduit in the Waste Water Treatment Building, December 21, 2010. Right: Metal studs for Break Room walls in the Water Treatment Building, December 22, 2010.

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RISE

Project History

- **Senate Bill 65 signed into law** - Legislation authorized the Department of Corrections (DOC) to enter into an agreement with the MSB to lease/purchase a prison between 1,200-2,251 beds and other provisions governing the GCCC development.
- **Prison Program Development** - During the 2004 - 2007 period, a program was developed to meet the needs of DOC and to fit within the parameters of Senate Bill 65.
- **Project Site Selection** - Starting in July 2006, a two-step public site selection process of 16 sites was conducted to locate an appropriate site within the MSB. The public process resulted in the selection of the Point MacKenzie site.
- **Project Programming** - Following site selection, an intensive 12-month process was held to more fully develop the GCCC program, a 1,536 bed, 430,000 SF medium security facility for male felony offenders.
- **Matanuska-Susitna Borough/Department of Corrections Memorandum of Understanding** - The MOU agreement signed in February 2008 outlines how the MSB and DOC will work collaboratively to build GCCC.
- **Pre-qualification of Design-Build Teams** - In April-May 2008, a pre-qualification process was held and Design-Build teams led by Cornerstone/J.E. Dunn, Hunt/Lydid/Kiewit Pacific, and Neeser Construction, Inc (NCI) were selected.
- **Design-Build Bridging RFP** - The project team assembled a Design-Build Bridge RFP that guided pre-qualified Design-Build teams through a design competition.
- **Design - Build RFP Process** - The Design-Build competition officially began on June 23, 2008. A briefing and initial proprietary meetings were held on that date, followed by four additional proprietary meetings. Cornerstone J.E. Dunn and NCI submitted proposals on September 25, 2008. The evaluation team completed their scoring on October 23, 2008.
- **Citizens Advisory Committee** - The committee was established by the MSB Assembly on July 8, 2008 and the first meeting was held September 3, 2008.
- **Bond Sale** - Bonds for the GCCC were successfully priced at \$240M net. The sale was completed on January 7, 2009.
- **Contract Award** - The MSB Assembly authorized award of the Design-Build Contract to NCI on January 20, 2009. The NCI contract was executed on February 18, 2009.
- **Construction Start** - NCI mobilized the job site in March 2009. The Design-Build contract is 80% complete (as of December 31, 2010).
- **Water/Wastewater Facility** - A Request For Interest for a design/build/operate/finance project was issued in June 2008. Proposals were received from two firms in August 2009. On May 18th, 2010, the Assembly provided final approval of the contract with Valley Utilities LLC. The contract was executed May 24, 2010 and novated to the State June 18, 2010. The project is about 43% complete (as of December 31, 2010).

MATANUSKA-SUSITNA BOROUGH Goose Creek Correctional Center

PROJECT COMMITTEE

Matanuska-Susitna Borough	Department of Corrections
Elizabeth Gray, Acting Borough Manager	Joseph Schmidt, Commissioner
Tammy Clayton, Director of Finance	Sam Edwards, Deputy Commissioner

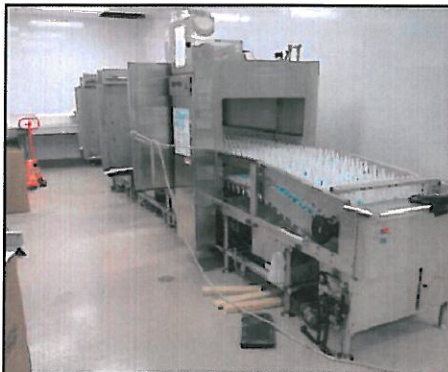
CONTACTS

Matanuska-Susitna Borough	Neeser Construction, Inc.
Russ Krafft	Neil Bhargava
rkrafft@matsugov.com, 907.745.9639	neil@neeserinc.com, 907.276.1058
Department of Corrections	Gary Donnelly
Lee Sherman	gary@neeserinc.com, 907.276.1058
floyd.sherman@alaska.gov, 907.864.4350	Valley Utilities (Water/ Wastewater)
RISE Alaska	Richard Besse
Roe Sturgulewski	besse@mtaonline.net, 907.357.4257
rsturgulewski@risealaska.com, 907.276.8095	

Meeting Schedule

January 18	Commercial Keying Prep
January 19	Owner Coordination
January 27	Owner Coordination Construction Coordination WWF Coordination
February 3	Owner Coordination Construction Coordination GCCC Dispute Resolution Board WWF Dispute Resolution Board WWF Coordination
February 9	Owner Coordination
February 17	Owner Coordination Construction Coordination WWF Coordination

Note: This schedule is subject to change.



Left: Assembling a Food Service Area dishwasher in the Support Visitation Building, December 3, 2010. Center: Wiring security hardware in the Security Electronics Room, Outside Administration Building, December 8, 2010. Right: Flooring installation in the Dining Halls in the Support Visitation Building, December 23, 2010.

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